

DECEMBER 15, 2014

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by Chairman Ali Vaezi at 7:30 PM.

The meeting was opened by stating that adequate notice of this public meeting had been provided in accordance with the Open Public Meetings Act by:

1. posting a notice of this meeting on the bulletin board of the Municipal Building;
2. causing said notice to be published in The Express Times;
3. furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act; and
4. filing said notice with the Township Clerk.

Present: Vaezi, Watters, Spender, Farino, Drazek, Sams, Keggan, Hazen.

Absent: Barton, Mayor Tomaszewski, Hight, Creedon, Petterutti.

Also present: Drew DiSessa, P.E.; William Edleston, Esquire.

Regarding the minutes of the November 17, 2014 minutes, DiSessa amended the first sentence of the third paragraph on page two by replacing the word *long* with the word **longer**. On page three, DiSessa amended the third paragraph to read "DiSessa stated the unit cannot be **used for occupancy by another individual.**"

MOTION was made by **HAZEN** to approve the minutes of the November 17, 2014 meeting, as amended.

SECONDED: VAEZI.

Those in favor: Watters, Spender, Farino, Drazek, Sams, Keggan, Hazen, Vaezi.

Opposed: None.

Abstained: None.

Regarding the resolution for Case #14-08, Karl & Rose Strohmaier, Edleston explained the action memorialized in the resolution. DiSessa mentioned a few amendments, and the property should be deed restricted. Vaezi stated that wasn't discussed, but asked if that had been done in the past. Edleston and Watters replied there have been deed restrictions for these approvals in the past.

Keggan asked if another elder could reside in the ECHO home, or would the applicant have to return to the board. Edleston replied they would have to come back before the board.

Sams asked how it could be called a storage building. DiSessa explained, once the unit is decommissioned, it would simply be a utility building.

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MOTION was made by **SPENDER** to approve the resolution for **Case #14-08, Karl & Rose Strohmaier**, as amended.

SECONDED: HAZEN.

Those in favor: Spender, Farino, Drazek, Sams, Keggan, Hazen, Vaezi.

Opposed: None.

Abstained: None.

MOTION was made by **VAEZI** to approve the resolution for **Case #11-07, Garden Solar, LLC**, as written.

SECONDED: SPENDER.

Those in favor: Farino, Drazek, Sams, Keggan, Hazen, Spender, Vaezi.

Opposed: None.

Abstained: None.

MOTION was made by **VAEZI** to approve the resolution for **Case #05-05, The Meadows at Mansfield, LLC (Whispering Woods)**, as written.

SECONDED: DRAZEK.

Those in favor: Drazek, Sams, Keggan, Hazen, Watters, Spender, Farino, Vaezi.

Opposed: None.

Abstained: None.

Case #14-07, Yusen Logistics (Americas) Inc.

MOTION was made by **WATTERS** to carry the application to the January 19, 2015 meeting.

SECONDED: HAZEN.

Those in favor: Sams, Keggan, Hazen, Watters, Spender, Farino, Drazek, Vaezi.

Opposed: None.

Abstained: None.

Case #14-01, VB Mansfield Realty, LLC (Taco Bell) Informal

Present for the applicant: Lauren Glozzy, Esquire; Dawson Bloom, P.E.; Georges Chalemin, Construction Manager

A discussion was held regarding the amendment to the allowed signage for the approved Taco Bell restaurant.

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MOTION was made by **HAZEN** to approve the signage amendment for Case #14-01, VB Mansfield Realty, LLC (Taco Bell), as presented.

SECONDED: WATTERS.

Those in favor: Keggan, Hazen, Watters, Spender, Farino, Drazek, Sams, Vaezi.

Opposed: None.

Abstained: None.

Brian McKevitt, of 29 Blau Road, asked if a Certificate of Occupancy has been issued for the pole barn at 445 Watters Road, or if an as-built survey had been submitted. DiSessa replied any CO would be issued by the building department.

Edleston asked why McKevitt was raising this matter at the Land Use Board meeting. Edleston explained the function of the Land Use Board, and there was currently no application for 445 Watters Road. Edleston mentioned any citizen can file a complaint to the municipal court.

DiSessa stated the pole barn was approved as a storage building on a residential lot. McKevitt stated the structure is large for residential use, and is being used to store excavation equipment. DiSessa stated the structure met all the setback requirements.

Further discussion took place regarding enforcement of the situation should it rise to that level.

MOTION was made by **SAMS** to authorize payment of the professional invoices by the Township Committee.

SECONDED: HAZEN.

Those in favor: Hazen, Watters, Spender, Farino, Drazek, Sams, Keggan, Vaezi.

Opposed: None.

Abstained: None.

DiSessa mentioned he provided a Contract for Professional Services that was distributed to the Chairman and Secretary. DiSessa explained he is now with another firm, and the new contract has the new company's name.

Watters recommended the board consider DiSessa as the Engineer for 2015, even though the Township Committee has hired a different engineer. Watters stated he felt the continuity of the same engineer would be beneficial for the operation of the board.

Sams stated that code enforcement appears to be an issue, and asked questions regarding the process. DiSessa and Edleston explained how enforcement of prior approvals works, and often enforcement is complaint driven.

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Further discussion took place regarding the issue of enforcement of decisions rendered by the board.

The Chairman adjourned the meeting at 8:32 PM.

Respectfully submitted,

Patricia D. Zotti, Clerk
(As Written)